

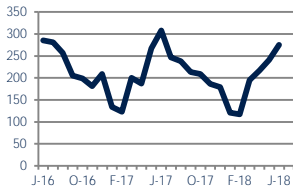


The Long & Foster Market Minute™

Focus On: Carroll County Housing Market

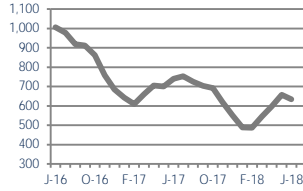
June 2018

Units Sold
275



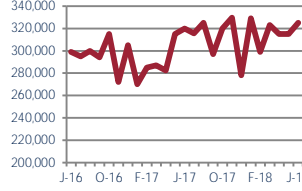
Down -11%
Vs. Year Ago

Active Inventory
634



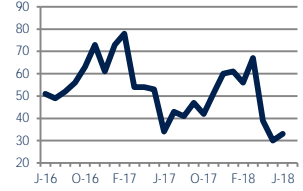
Down -14%
Vs. Year Ago

Median Sale Price
\$325,000



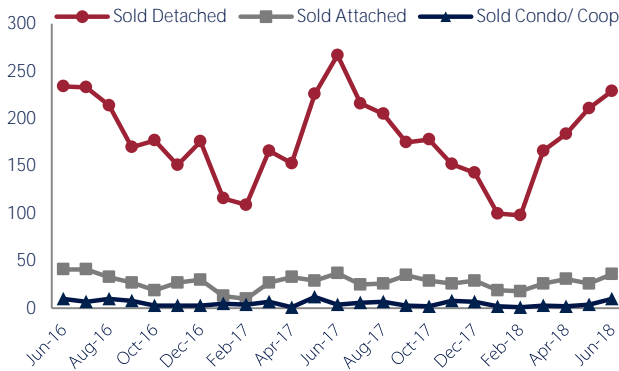
Up 2%
Vs. Year Ago

Days On Market
33



Down -3%
Vs. Year Ago

Units Sold*



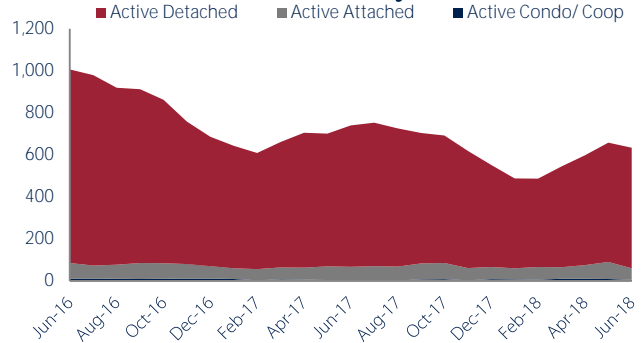
Units Sold

There was an increase in total units sold in June, with 275 sold this month in Carroll County versus 241 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 11% versus June 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 106 units or 14%. The total number of active inventory this June was 634 compared to 740 in June 2017. This month's total of 634 is lower than the previous month's total supply of available inventory of 658, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Carroll County Homes was \$319,900. This June, the median sale price was \$325,000, an increase of 2% or \$5,100 compared to last year. The current median sold price is 3% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



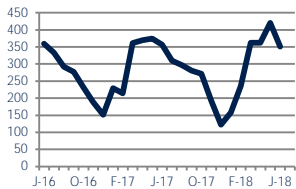
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





New Listings

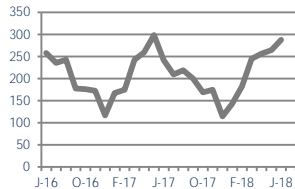
351



Down -2%
Vs. Year Ago

Current Contracts

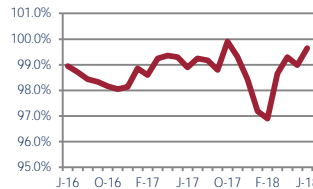
288



Up 19%
Vs. Year Ago

Sold Vs. List Price

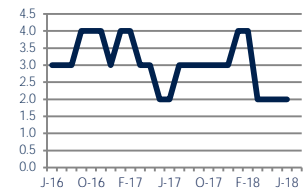
99.7%



Up 0.8%
Vs. Year Ago

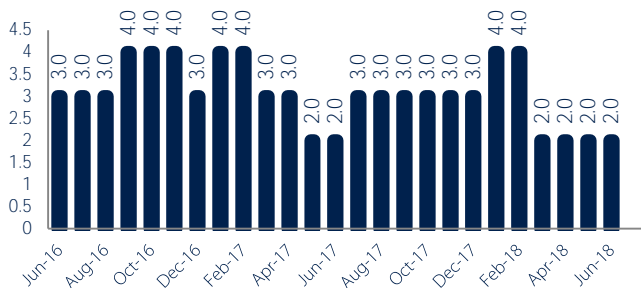
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

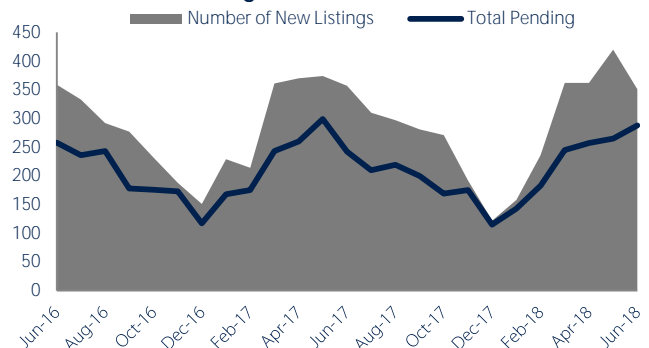
In June, there was 2.3 months of supply available in Carroll County. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

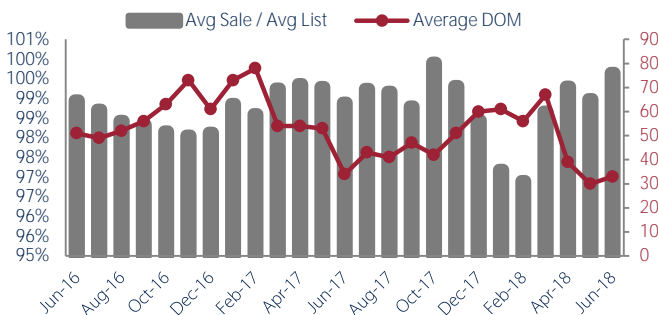
New Listings & Current Contracts

This month there were 351 homes newly listed for sale in Carroll County compared to 357 in June 2017, a decrease of 2%. There were 288 current contracts pending sale this June compared to 242 a year ago. The number of current contracts is 19% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Carroll County was 99.7% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 34, a decrease of 3%.



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